

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-25342 - APPLICANT/OWNER: CRAIG P. AND ELLEN
KAY KENNY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

ZON-25342 - Staff Report Page One
December 20, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.47 acres at the southeast corner of Clark Avenue and 8th Street. The site consists of three undeveloped parcels..

The proposed rezoning to the P-R (Professional Office and Parking) zoning district is consistent with the MXU (Mixed Use) General Plan designation. It is also consistent with the existing office uses in the vicinity. Approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/20/07	Companion items for a Rezoning (ZON-25678), two Variances (VAR-25344 and VAR-25345), and a Site Development Plan Review (SDR-25343) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
04/18/07	Three building permit applications, plan check OTC-86582, OTC-86584, and OTC-86585, were submitted for the site. These were for a plan check review for the demolition of the residential structures that were the subject site. These permits were reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted. These permits received a final inspection on 05/15/07.
<i>Pre-Application Meeting</i>	
09/25/07	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. Specifically, the Building and Safety Department went over the requirements for the placement of the accessible parking spaces and the Public Works Department went over the need to lengthen the space that load off of the alleyway.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
11/19/07	The Department of Planning and Development conducted a site visit that found that this is an undeveloped site that has previously had improvements that have been removed. There is temporary, unscreened chain link fencing around the site of the proposed building. The site of the proposed off-site parking location is also undeveloped but there is no fencing around this site.

ZON-25342 - Staff Report Page Two
December 20, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.47

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	R-1 (Single Family Residential) [Proposed: P-R (Professional Office and Parking)]
North	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
South	Office, Other Than Listed	MXU (Mixed Use)	R-1 (Single Family Residential)
East	Office, Other Than Listed	MXU (Mixed Use)	R-1 (Single Family Residential)
	Office, Other Than Listed	MXU (Mixed Use)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
West	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Las Vegas High School Neighborhood District	X		Y *
Live/Work Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

* Currently, no design standards or guidelines have been approved for this district to compare against the proposed project.

ZON-25342 - Staff Report Page Three
December 20, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
R-1 (Single Family Residential)	5.5 DU/AC	< 1 Dwelling Unit
Proposed Zoning	Permitted Density	Units Allowed
P-R (Professional Office and Parking)	n/a	n/a
General Plan	Permitted Density	Units Allowed
MXU (Mixed Use)	Varies depending on zoning request (n/a in this case)	Varies depending on zoning request (n/a in this case)

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and is designated as MXU (Mixed Use). The MXU (Mixed Use) designation allow uses comparable to the following land use categories: L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial). The proposed parking lot is compatible with this land use designation and the neighboring zoning districts, which are intended for lower intensity office related uses.

As previously noted, the parcels are within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed Use) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the MXU (Mixed Use) designation.

These sites are within the Live/Work Overlay district. The proposed professional office building will offer employment and employee amenities on-site, but no housing. The project does not include any live/work units as outlined in Title 19.06.130.

Further, the four parcels that make up this project are within the Las Vegas High School Historic District, which is listed on the National Register of Historic Places. Currently, no design standards or guidelines have been approved for this district to compare against the proposed project.

This rezoning application has been submitted in conjunction with applications for a Rezoning (ZON-25678) to change from R-1 to P-R (Professional Office and Parking) for the non-contiguous parcel to the south of this site, a Variance (VAR-25344) to allow a deviation of the parking standards, a Variance (VAR-25345) to allow a building height of four stories (73 feet) in the proposed P-R (Professional Office and Parking) district and a Site Development Plan Review (SDR-25343) to site the office building proposed for this site and the off-site parking lot to the south.

ZON-25342 - Staff Report Page Four
December 20, 2007 - Planning Commission Meeting

The proposed rezoning to the P-R (Professional Office and Parking) zoning district is consistent with the existing MXU (Mixed Use) General Plan designation. It would also make it consistent with surrounding land uses, which consist of office buildings to the north, south east, and west of the property. For these reasons staff is recommending approval of this item.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed rezoning is consistent with the MXU (Mixed Use) designation as listed under the Southeast Sector Plan of the General Plan. The MXU (Mixed Use) category allows for residential as well as the commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The site’s proposed office building will be able to accommodate a range of uses and is in compliance with the General Plan.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

Currently, there are office buildings to the south, east, and west with the historic Las Vegas High School to the north of the property. None of these properties should be affected by the possibility of rezoning. The proposed rezoning would be compatible with the commercial and civic uses that surround the property.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

Growth and development factors indicate a need for low intensity commercial and professional office activities to locate in this area. Given the existing General Plan designation of MXU (Mixed Use) on the subject site, the rezoning to the P-R (Professional Office and Parking) zoning district is appropriate for the area.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site will receive access from South 8th Street and a public alleyway at the rear of the property, which are adequate in size to meet the requirements of the proposed P-R (Professional Office and Parking) zoning district.

ZON-25342 - Staff Report Page Five
December 20, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 188

APPROVALS 4

PROTESTS 0